



REGIONAL HOUSING NEEDS ALLOCATION FOR THE 2023-2031 HOUSING ELEMENT UPDATE

CITY COUNCIL MEETING

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Agenda



- I. Background
- II. RHNA 5 Progress
- III. RHNA 6 Allocation
- IV. Housing Element Update Process
- V. Next Steps
- VI. Questions



BACKGROUND



Background

- Since 1929, as mandated by State law, all cities and counties are required to accommodate their fair share of regional housing needs (RHNA) through Housing Elements update
- The California Department of Housing and Community Development (HCD) determines the overall housing needs and the fair share for each region
- The Association of Bay Area Governments (ABAG) allocates the Bay Area regional housing needs to each county and cities
- The RHNA assignment for each jurisdiction is comprised of the following income categories:
 - ❖ Very-low (50% AMI*)
 - ❖ Low (80% AMI*)
 - ❖ Moderate (120% AMI*)
 - ❖ Above moderate



Background

- Jurisdictions must plan to accommodate the allocated housing units by updating their Housing Elements to coincide within the RHNA cycle
 - Current Housing Element is a planning document that sets forth policy and strategy for the City to achieve its RHNA obligation
 - Private development choices are held by developers
- 2015-2023 Housing Elements (RHNA 5) cycle requires 1,155 housing units to be completed by December 2022
 - San Bruno has completed a total of 168 units by 2019



Background

- Next Housing Elements (RHNA 6) covers the period of 2023 to 2031 and needs to be certified by HCD on or before January 2023
 - 2017 and 2018 State legislation updates affect each city's certification criteria and anticipate a significant increase in the RHNA 6 cycle due to State's declaration of housing crisis
- San Bruno is behind on meeting its obligation but remains compliant with the current Housing Elements



RHNA 5 PROGRESS



RHNA 5 progress

Income Level	RHNA	2015	2016	2017	2018	2019	Total Units to Date	Remaining RHNA
Very Low	358	0	0	0	0	0	0	358
Low	161	1	4	14	6	42	67	94
Moderate	205	1	41	0	0	5	47	158
Above Moderate	431	9	42	1	0	2	54	377
Total Units	1,155	11	87	15	6	49	168	987

San Bruno remains compliant with its current Housing Element but is behind on meeting the required overall housing production

RHNA 5 progress

▲ Approved 2020 Developments:

- Mills Park Center Development (427 units)
- Skyline SFRs
- ADUs

▲ Anticipated 2021 Development Approvals:

- Glenview Terrace development (29 units)
- 271 El Camino Real townhome development (22 units)
- ADUs and new SFRs





RHNA 6 ALLOCATION



RHNA 6 Allocation

- June 2020, HCD allocated 441,176 housing units to the Bay Area region, a significant 135% increase from RHNA 5
- October 2020, ABAG allocated 48,490 housing units to San Mateo County and assigned 2,130 units to San Bruno
- December 18, 2020, ABAG decreased the overall housing units for San Mateo County to 47,321 but added 1,062 units, a 50% increase, to San Bruno for a total of 3,192 housing units
- January 21, 2021, ABAG approved the Draft Methodology and Final Draft of the RHNA 6 allocation
- By January 2023, San Bruno's Housing Element for RHNA 6 cycle must be completed and certified by HCD



RHNA 6 Allocation

San Bruno Final Draft RHNA 6 allocation

	Very low income	Low income	Moderate income	Above Moderate income	Total
6 th RHNA Final Draft Allocation	721	415	573	1,483	3,192

Major Factors that affect the Final Draft Allocation:

- Adjustments in the final draft of Play Bay Area 2050
 - New housing growth shifted to areas with projected job growth and transit-rich communities
 - Implementing public lands strategy, aging shopping malls, office parks, etc.



RHNA 6 Allocation

San Bruno RHNA 5 & 6 Allocations Comparison

	Very low income	Low income	Moderate income	Above Moderate income	Total
Fifth RHNA Final Allocation	358	161	205	431	1,155
Sixth RHNA Final Draft Allocation	721	415	573	1,483	3,192
Changes in Units	+363	+254	+368	+1,052	+2,037
Changes in %	+101%	+157%	+180%	+344%	+176%



RHNA 6 Allocation

- December 18, 2020, Final Draft allocation released
- January 13, 2021, staff was made aware of the new allocation increase for San Bruno
- January 19, 2021, staff met with ABAG to understand reasons behind the 50% allocation increase between October and December
- January 20, 2021, City forwarded a reconsideration and objection letter to ABAG concerning the additional 1,062 housing unit for San Bruno
- January 21, 2021, ABAG approved the proposed methodology and the final draft of RHNA allocation at its Executive Board, despite San Bruno's request. The final draft RHNA 6 allocation for San Bruno includes a total of 3,192 units



HOUSNG ELEMENT UPDATE PROCESS



Housing Element Update process

- Collaborating with the 21 Elements effort to update the Housing Element
- Initial update work includes conducting site needs assessment, options to identify sites for housing; prepare needs and constraints assessment and conduct community engagement
- Future steps will include rezoning sites as identified, refine the site inventory and prepare goals, policies and programs
- Two-year planning effort, with target completion by December 2022
- Final certification by HCD on or before January 2023



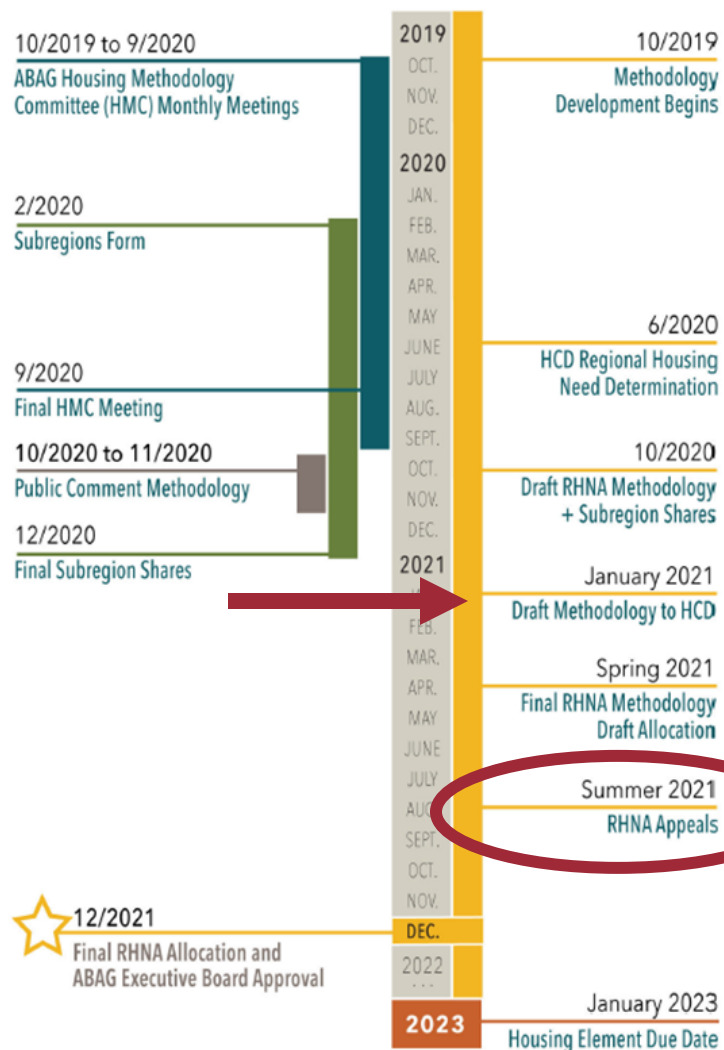


NEXT STEPS



Next Steps: RHNA 6 Process

2023-2031 RHNA Development Timeline



- RHNA 6 process started late 2019
- HCD released region's allocation in June 2020
- Draft methodology and allocation released in October 2020
- Final draft RHNA 6 allocation released in December 2020
- ABAG approved methodology and final draft RHNA 6 allocation in January 2021
- After ABAG's approval, HCD will review and approve the final RHNA allocation in Spring 2021
- After HCD's approval, Appeal period will follow during Summer 2021
- Final RHNA 6 allocation will be finalized by December 2021
- Housing Element due to HCD by January 2023



Next Steps for San Bruno

- San Bruno formally files for an Appeal by Summer 2021, if HCD approves the final draft allocation of 3,192 housing units
- City Council should continue to review and approve pipeline projects to be counted towards RHNA 5 cycle
- Staff will proceed and collaborate with 21 Elements to prepare 2023-2031 Housing Element updates implementing policy in meeting the RHNA 6 allocation
- Certify Housing Element and send to HCD by January 2023



Glenview Terrace SFR development (29 units)



271 El Camino Real townhome development (23 units)

Questions

